

WOOD DECK CONSTRUCTION INFORMATION

1. Building permits are required for wood decks. When making application, provide the following.
 - A. Two (2) sets of construction plans are required. See Example.
 - B. Three (3) site plans (obtained from Building Dept) indicating size, shape and distance from property lines and easements. See Example.
2. Required inspections (some decks may require other inspections).
 - A. Post hole inspection.
 - B. Final inspection.
3. Setbacks – Wood decks cannot be built on any easement or in required side yard setbacks (deck shall be located 7.5 feet from side lot lines and 20 feet from rear lot line).
4. Foundation – Posts to be set a minimum of 42” below grade. Posts shall bear on undisturbed soil.
5. Post holes that are nearest to the house must be far enough away so they will not be in the area of the house backfill. Holes must be dug down to undisturbed soil. Decks will be required to be bolted to the house where beams are more than 2ft from the house.
6. Framing Material – All material in contact with the ground to be .40 pressure treated and labeled “Ground Contact Acceptable”. All other material to be .25 treated, redwood, cedar or other acceptable material to provide protection against decay and termites.
7. Framing Fasteners – All nails, bolts, brackets and fasteners shall be of zinc, zinc coated, or other approved corrosion-resistive materials.
8. Framing Requirements –
 - A. Posts – Minimum size 4” x 4”
 - B. Post Spacing:

Size	Post Spacing
(2) 2” x 6”	4’ 6”
(2) 2” x 8”	6’ 6”
(3) 2” x 6”	same
(2) 2” x 10”	8’ 6”
(3) 2” x 8”	same
(2) 2” x 12”	10’ 0”
(3) 2” x 10”	same

C. Floor Joists – Maximum clear span between beams

Size:	16" on Center	24" on Center
2" x 6"	9' 4"	8' 1"
2" x 8"	12' 3"	10' 3"
2" x 10"	15' 5"	12' 7"
2" x 12"	17' 10"	14' 7"

- 9. Handrails – Graspable handrails required on stairs with 3 or more risers (2 steps or more). Handrails are to be not less than 34" nor more than 38 measured from vertical from the nosing of threads.**
- 10. Guardrails – Guardrails are required on decks with floors 30" or more above grade. Guardrails are to be a minimum of 36" above finish floor with intermediate rails or ornamental closures which will not allow passage of an object 4" more in diameter.**
- 11. Steps – 8 1/4" max rise on steps 9" minimum run on treads.**

NOTE: 6 Mil Visqueen and pea stone required below deck.